

July 15<sup>th</sup>, 2021

Re: 877 3<sup>rd</sup> Street,  
Courtenay, BC., V9N 1E9  
Paul & Michele Johnston

To whom it may concern,

We are aspiring to secure permits for upgrade to the existing house and land at 877 3<sup>rd</sup> St. and have been made aware of the required development permit. In keeping within the neighbourhood character, we believe our plan and layout will quite suit the area.

The existing interior of the house will remain, as much of the interior has been previously renovated including an electrical service upgrade, all receptacles, switches, lights and related boxes complete with new wire; the interior perimeter walls with new insulation, vapour barrier and drywall; main water line complete with civic shutoff and new sanitary line complete with new cleanout. The windows will be replaced with new and will be completed with articulated trim. The roofing will be replaced with the new veranda and addition to match new.

The new front veranda design is made with old world attitude in mind. Much of the old existing garage lumber (3/4" x 12" x 16' fir/cedar) will be repurposed for ceiling/soffit and trim for this project. The front of the house entrance will have the original door location remain and door refurbished and installed. Cedar shingle siding matching the upper front portion of the new addition will complete the veranda.

The addition to the rear of the existing house, measuring 35' x 24' (840sq'), will have a slab on grade foundation. The siding finish will be hardiplank and articulated window/door trim. This will have a new kitchen, dining and main room. The second floor will consist of master bedroom complete with ensuite bathroom and walk in closet, 2 bedrooms and a bathroom. The second floor will be forced air with heatpump.

The existing garage will be removed and a new garage will be constructed with slab on grade construction. This will be finished in similar fashion as the house complete with cedar shingle in the front. All the driveway and parking will be road crush with bluechip topping.

The front landscaping will consist of existing planting including the cherry tree in the front and with new planting surrounding the veranda. This will all be watered via underground sprinkler on 24/7 digital timer control. The rear will all remain as grass, as it exists, as only in the very rear perimeter are there trees of any significance on the property. Garden lighting will highlight these and all will also be watered via underground sprinkler on same 24/7 digital timer control. Solid perimeter fencing will complete the finish.

We believe this will be a beautiful addition to this quaint neighbourhood which we will be proud of and enjoy, as well as enhancing the area.

Paul & Michele Johnston  
250 334 6469  
paul.johnston@phjelectric.com